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RIVERBANK GENERAL PLAN

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*Riverbank, City Council
City planning Riverbank*

A BIT OF HISTORY

Riverbank is actually the successor of a long-since-deceased town called Burneyville. Burneyville, named after a Major Burney, had served in the 1850's and 1860's as a major ferry for miners and farmers. Soon a railroad was built through Oakdale bringing an end to the river traffic. Burneyville "dried up" economically and became virtually deserted.

But new life was to come, for in 1895 the Santa Fe Railroad crossed the Stanislaus River at Burneyville. This point became a major division point between Fresno and Stockton. Warehouses were built and stores opened. The railroad agent, a Mr. Wilbur, wanted to rename the town Wilbur, but the new post office objected on esthetic grounds and instead the town was renamed Riverbank.

The City progressed slowly, but in time large scale farming bloomed and industry developed, the most notable being an aluminum plant which was built during World War II, and converted to a munitions plant during the Korean War.

Land Use in the incorporated City of Riverbank is largely single family residential dwelling units. The several retail and

and commercial establishments along Patterson Road and in the central downtown area provide almost the total services required by the community. Several elementary schools, the high school, and churches are scattered throughout the City. There is a large cannery and several smaller industries in the City and the munitions plant located southeast of the community. The City also has a complete community center facility which was recently constructed with the assistance of federal financing. The area around Riverbank is comprised of orchards, vineyards, pasture, for dairy cows and other agriculture crops. Farming adjacent to the community is being phased out as development continues. Residents of Riverbank provide the labor force for business and industry within the City as well as for surrounding farms and ranches and the nearby City of Modesto.

RIVERBANK
A
GENERAL PLAN
OF

Land Use Seismic Safety
Circulation Noise
Housing Scenic Highways
Conservation Recreation
Open Space and
including an environmental analysis

It is hereby certified that
this Plan was adopted by Resolu-
tion of the City Council, of the
City of Riverbank, State of
California, on the 10th day of
December, 1973, and last amended
on March 25, 1974.


Mayor

The preparation of this report, map, document, etc., was
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from the Department of Housing and Urban Development,
under the provisions of Section 701 of the Housing Act of 1954,
as amended, and through the auspices of the Council on
Intergovernmental Relations, State of California.

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John Snow

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Leo Milich

CITY ENGINEER

Jorgensen & Tolladay
Engineering

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San
Francisco

Oakland

San
Jose

Modesto

Salinas

101

80
Sacramento

50

Stockton

● **RIVERBANK**

Merced

152

● Fresno

99

● Bakersfield

Lake
Tahoe

NEVADA
CALIFORNIA

Yosemite
Natl.
Park

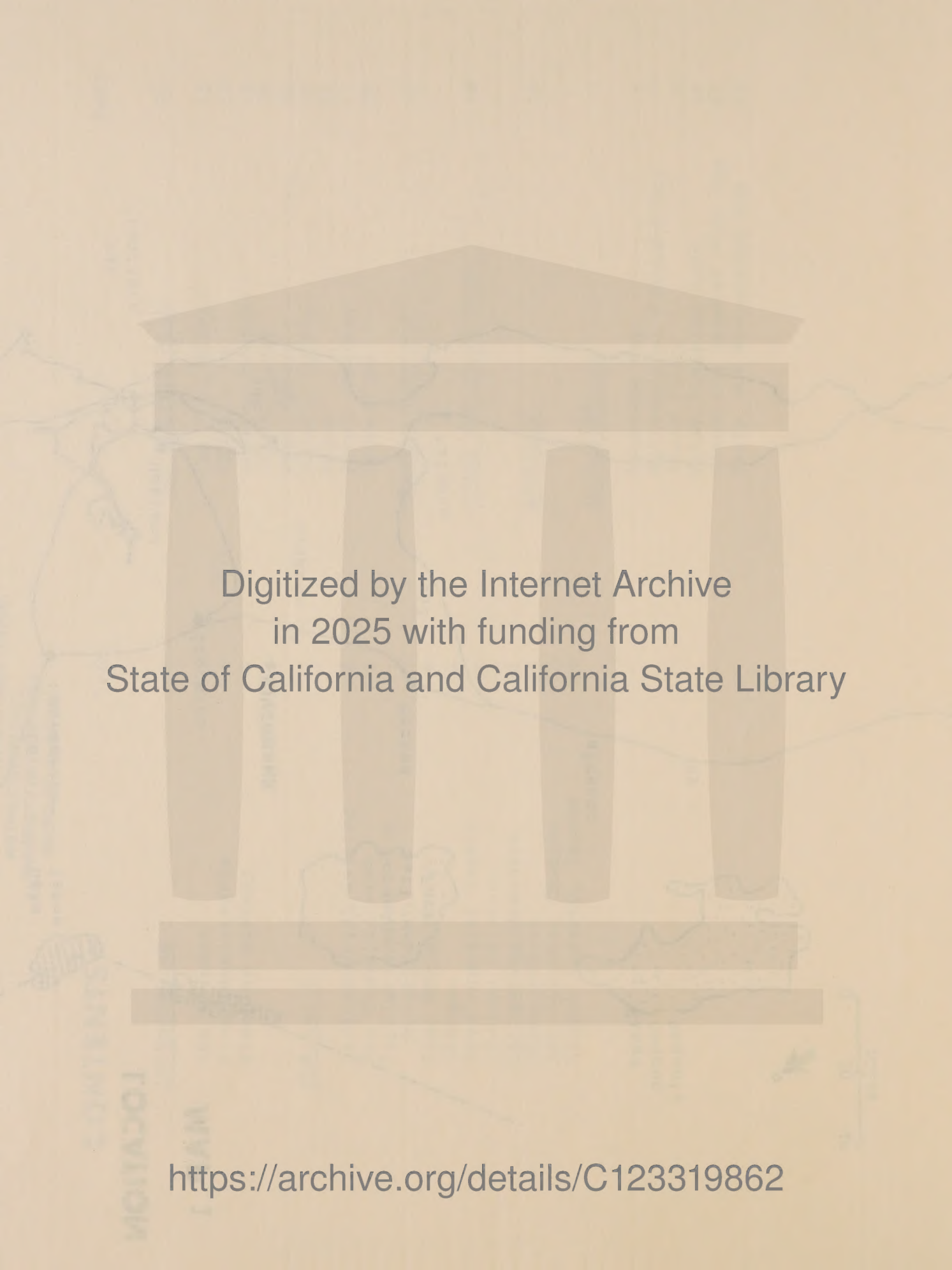
Kings
Canyon
Sequoia

LOCATION

MAP 1



0 20 40
miles



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INTRODUCTION

THE PURPOSE

The General Plan is one of the steps in preparing for the achievement of community goals. It is a statement of these goals. The Plan should provide for the orderly development of the Riverbank Urban Area to accommodate an increase in population and related residential, industrial and commercial development. It should also provide for conserving and enhancing the quality of life within the current city. This General Plan is directed toward these ends.

The General Plan is not a regulation, but a statement of goals and objectives expressed in words and illustrations. When adopted the Plan becomes an official statement of policy.

The General Plan can be thought of as a statement of community desires. Or it can be regarded as a guide for urban growth. It can be used creatively as a tool for betterment or it can be filed away and forgotten -- the choice belongs to the Planning Commissioners, Councilmen, City Staff and the people who elect and appoint them. The Plan is only as good as the desire to use it in resolving particular problems. It has no self-enforcing feature, but can only be realized, if at all, to the extent that it now and later reflects the true desires and best interests of the people of Riverbank.

The General Plan should be used to remind City Officials from time to time, where they are going and why. The General Plan can help people resolve disputes over the competitive uses to which lands may be put, to help bring about better residential areas and to schedule public improvements for enhancing and maintaining the community.

PLAN REQUIREMENTS

The basis for local planning is contained in State Law, beginning with Section 65300 of the Government Code. Nine elements are required to be included in a General Plan. These elements include:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Seismic Safety
- Noise
- Scenic Highway
- Safety

This General Plan includes all of the above requirements, except the Safety Element plus a Recreation Element. This document includes an analysis of the environmental impact of carrying out the General Plan.

The statutory provisions of the Planning Law are basically general in nature. Elements concerning different topics are specifically required. However, the contents of

the local General Plan are solely the result of local efforts.

The concepts contained in this Plan have been derived from the people of Riverbank. Workshops have been held to obtain ideas toward a workable Plan. The purpose is to identify Riverbank of the future so that decisions can be made based on long range goals.

It should be kept in mind that general plans can become obsolete. The community may reach the goals contained in the Plan and wish to identify new ones. Changes in technology may create the possibility of achieving goals not previously thought possible. The desires of the community may change. For these and other reasons, this Plan should be amended at any time that it does not adequately represent the desired future of Riverbank.

The statutory requirements of each Plan Element will be discussed later in this document.

PLANNING HISTORY

On May 12, 1959, the City of Riverbank adopted a General Plan which included the two elements which were required at that time, Land Use and Circulation. A Housing Element was added in 1970. The 1959 General Plan was developed in cooperation with Stanislaus County and all of the incorporated cities. The Plan is some 14

years old and is in need of revision to keep pace with State Laws, desires of citizens and local officials.

The coordination which led to the 1959 adoption has continued. Riverbank has participated in the Stanislaus Area Association of Governments (SAAG). Plans which have been drafted by SAAG have been used in this General Plan preparation.

The City has used its 1959 General Plan to guide development. The reasons which have led to the development of a new General Plan are:

1. The recognition that 700 acres of industrial area exceeds the City's ability to provide service.
2. The desire that highway commercial development should occur along Highway 108.
3. To recognize commitment of land use inconsistent with the 1959 General Plan.
4. To contain urban development within the area in which urban services can be made available.
5. To add new plan elements required by changes to the General Plan Law.

THE BASIS

ENVIRONMENTAL SETTING

The City of Riverbank is located on the south bank of the Stanislaus River. It is 2 miles northeast of Modesto and 4 miles west of Oakdale. The River is also the San Joaquin-Stanislaus County Line.

The City is traversed by Atchison Topeka and Santa Fe Mainline and State Highway 108. These two transportation routes have a significant impact on the location and development of the Community.

The economy of Stanislaus County is primarily based on agriculture and related industries. The Riverbank economy is also greatly dependent on agricultural production. Stanislaus County contains thousands of acres of prime agricultural production. Riverbank has benefited from the economic resource of these prime soils.

A large non-agricultural employer is Norris Industries, an Army Munitions Plant. This factory covers 130 acres and employs approximately 2000 people when in full production.

The City is partly located on prime agricultural lands which extend north-easterly and westerly along the Stanislaus River. (See Map 2) Class III soils are prevelant south and southeast of the existing urban area. These soils have less agricultural potential than prime soils. The reserves for future urban expansion

are directed away from those prime agricultural soils. The climate of the area is typical of the Central Valley, with hot dry summers and cool moist winters. Rainfall averages 13.85 inches per year.

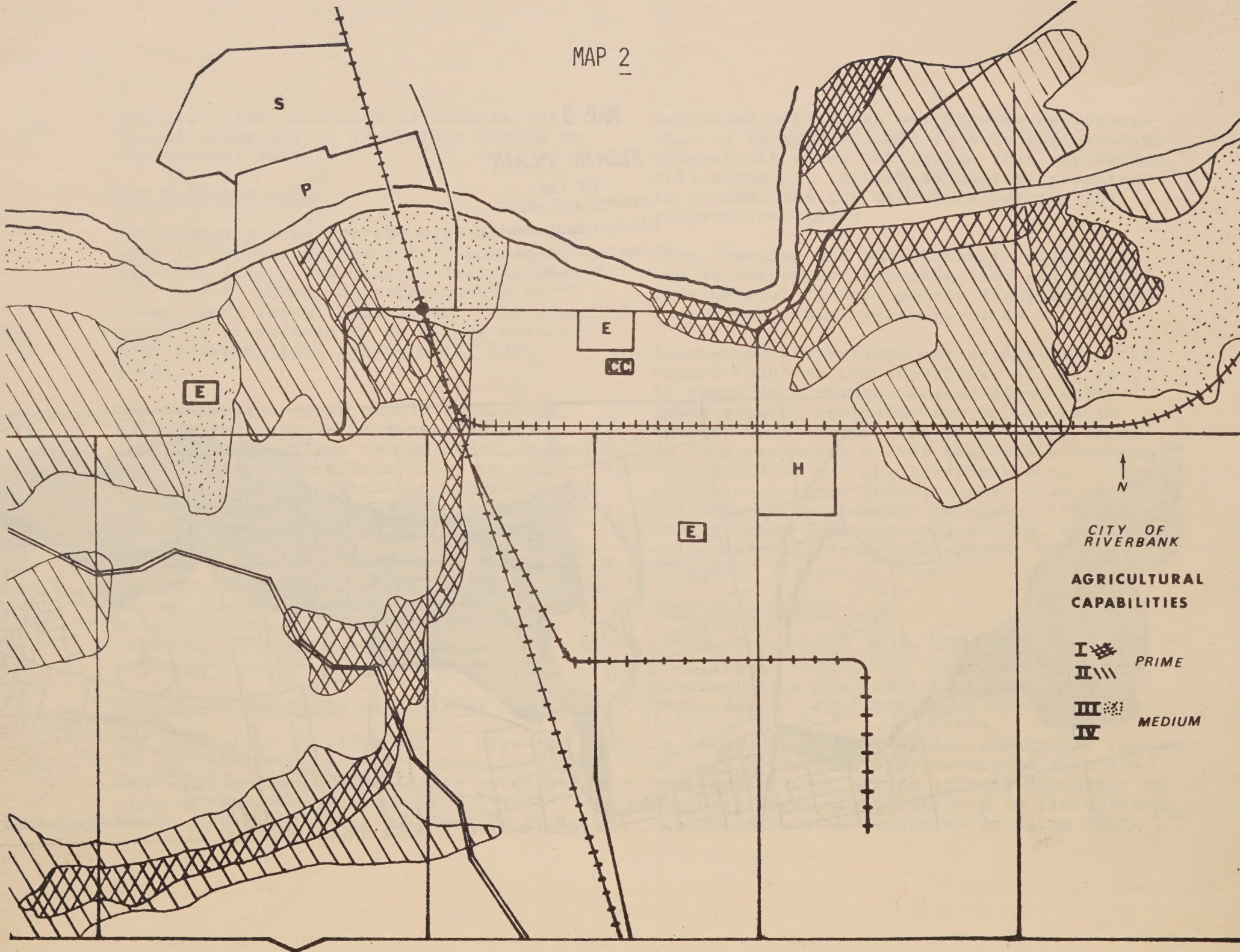
Water for irrigation is provided by the Oakdale Irrigation District, supplemented by groundwater pumping. Domestic supplies are provided from groundwater sources through a municipal system. Some parts of the City have irrigation water available from the Irrigation District.

The Stanislaus River is a significant part of the environmental setting. It is a source of recreation, water supply and scenic beauty. The riparian environment which exists along its banks is shelter for wildlife. If native vegetation exists anywhere in the Riverbank Area, it can be found here. There is no indication that any rare or endangered species are threatened within the planning area. The Giant Garter Snake, a rare species, does exist throughout much of Stanislaus County.

The Stanislaus River has flooded on occasion. In 1956 the River inundated adjacent lands in many areas. The locations affected within the Riverbank Planning Area are shown on Map 3 .

The City is within the Central Valley Air Basin. The sources of air pollution include particulate matter (dust) from agricultural operations, automobile exhaust and stationary

MAP 2



MAP 3

FLOOD PLAIN

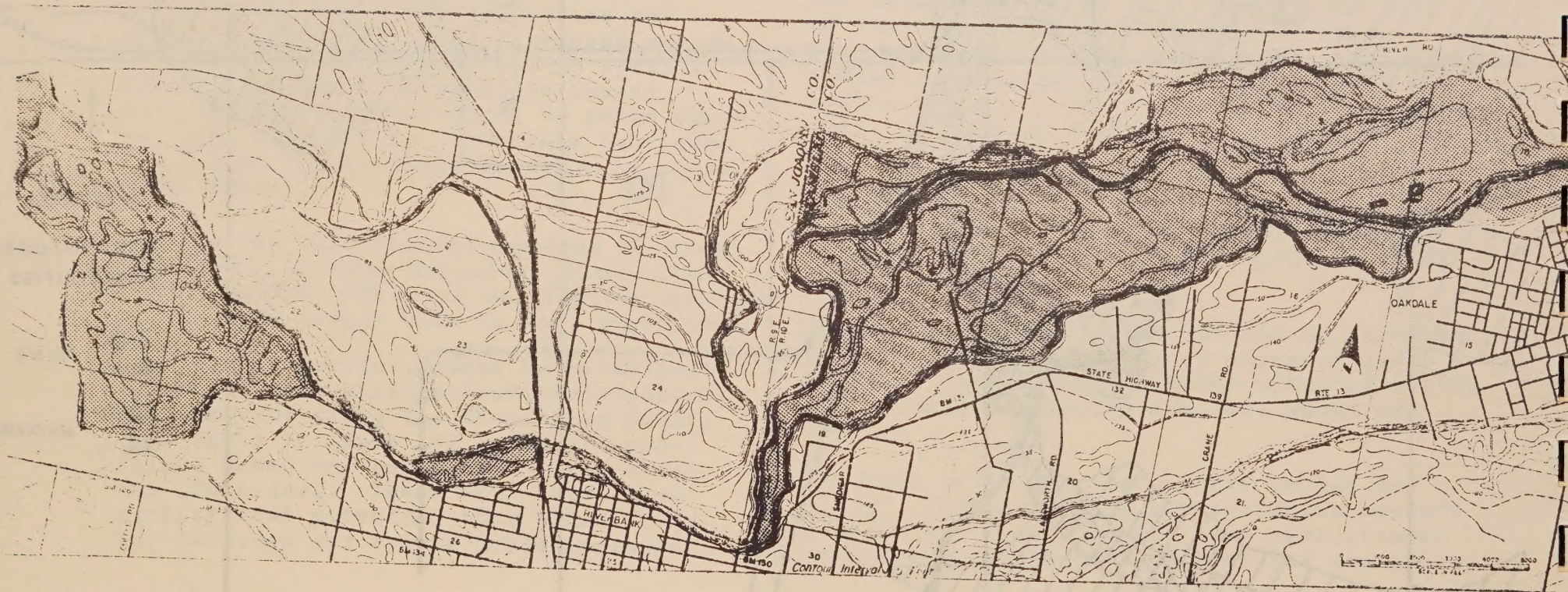
ON THE

STANISLAUS RIVER

Stanislaus County California

Stanislaus County Planning Commission
Modesto, Calif.

1956



sources. Air pollution is intensified by the temperatures inversions common to the Central Valley.

THE PLANNING AREA

The planning area for the City of Riverbank is located adjacent to the Modesto Planning Area. The Oakdale Area is nearby. Map 4 shows the relationship between these three communities. The area which is considered to be in the Riverbank Planning Area approximates 2350 acres.

The Planning Area is partly bounded by natural and manmade features including the Stanislaus River to the north, Modesto Irrigation District Main Canal to the southwest and the Hetch-Hetchy Power Lines to the southeast. These features tend to act as deterrents or barriers to urban expansion.

The Planning Area includes territory north of the Stanislaus River which is associated with the City owned Jacob Meyers Park and sanitary sewage plant. This area is located in San Joaquin County.

POPULATION AND URBAN DEVELOPMENT

The population of Riverbank is expected to increase by about 50% between 1973 and 1995. This growth will create needs for capital improvements such as schools, roads, water and sewer facilities, etc.

Increased population may provide opportunities or it may only add to existing problems. However, it seems inevitable that population will increase. Riverbank must be prepared to accommodate the new while serving the present community.

Jobs, housing and public needs require the use of resources including land and capital. This General Plan is partly directed toward identifying these resource needs.

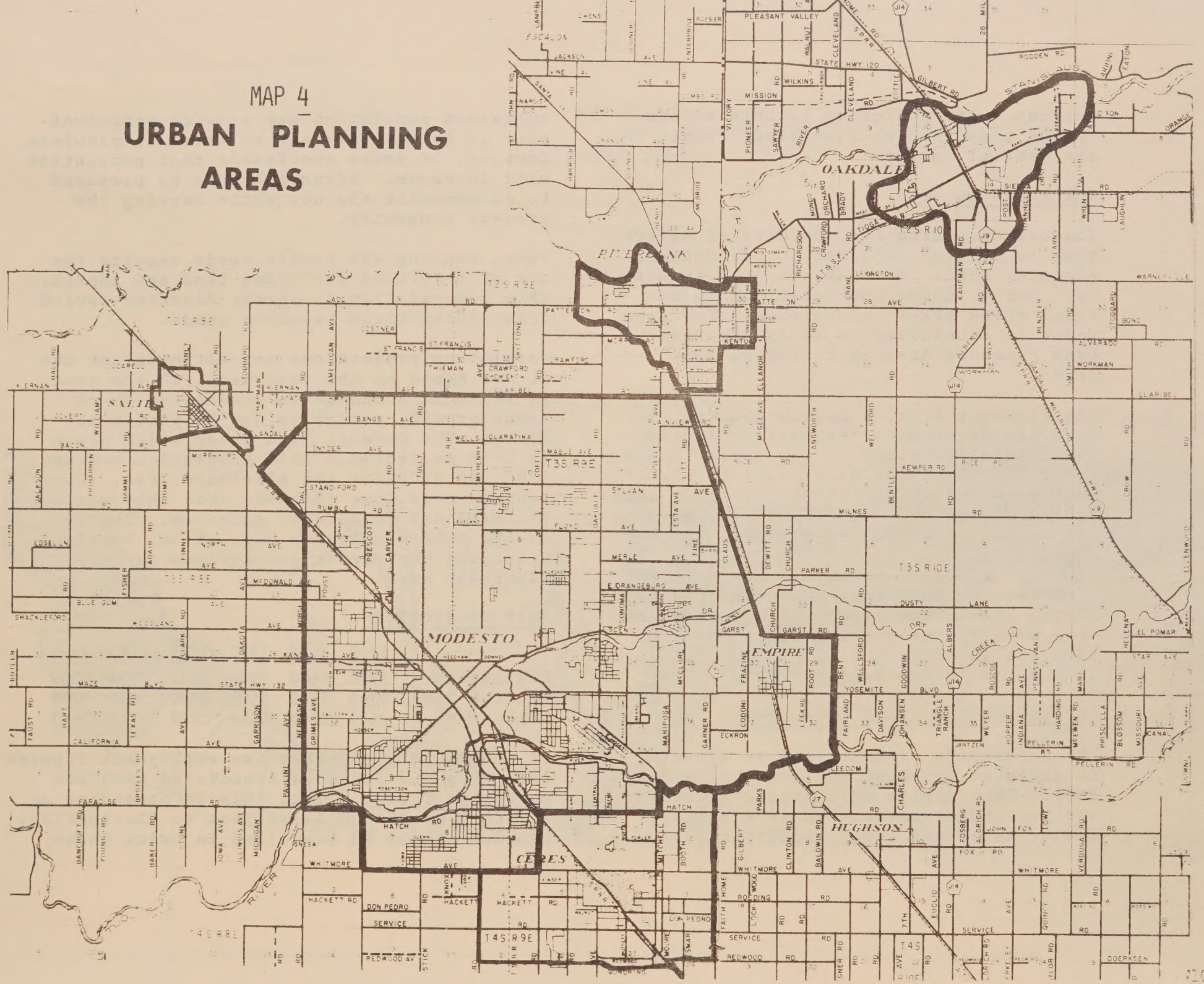
Population projections are estimates of the future based on the experience of the past. If there is a change in conditions which cause growth, estimates may be proven in error. The General Plan Study which began in 1956 projected a 1985 population between 7700 and 9900 for the Riverbank Area. Current expectations indicate that this earlier estimate was reasonably accurate. The following Table indicates population, housing units and employment projections for the Riverbank Area:

BASE PROJECTIONS

	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>
Population	5990	6600	7300	8100	8900	9700
Housing Units	1940	2160	2420	2700	3000	3290
Employment	2145	2385	2665	2990	3315	3640

It should be noted that the employment figures include about 800 jobs associated with the Munitions Plant. Since this is dependent on military needs and is subject to fluctuation, caution should be exercised in using these

MAP 4 URBAN PLANNING AREAS



figures. However, 1970 survey data indicates that only about 10% of those employed at the Munitions Plant lived in Riverbank. Therefore, a drop in plant payroll will have only minimal effect on the City's population projections and housing needs.

One result of an increased population is an increased demand for housing. When coupled with changing trends in the life style of families and apartment living, Riverbank can expect to add about 1350 dwelling units by 1995 to the supply which existed in 1970. This housing demand will include a need for over 500 apartment units.

In percentage terms, Riverbank can expect 1995 will be a year when Riverbank will have 50% more residents than it did in 1970. There will be about 70% more families and almost 200% more apartment units. Employment will be up by about 70%.

The projected 1995 population of 9700 can easily be accommodated on the 890 acres of primary residential areas of the General Plan. An additional 795 acres is identified as residential reserves. Densities are not planned to exceed 15 people per gross residential acre in any neighborhood.

CHANGES

The proposed Plan differs from the 1959 Plan in several ways. Significant differences are as follows:

1. Commercial areas are extended along Highway 108 near Oakdale Road to Claus Road.
2. Industrial reserve areas have been reduced.
3. Residential areas have been added.
4. Riding and hiking trails have been expanded in the Plan.
5. New planning elements have been added.

Reference to the above mentioned items can be seen on the new General Plan.

ENVIRONMENTAL IMPACT

The adoption of the revised General Plan will have no direct impact on the environment. However, adoption will guide individual decisions of the City to cause such an impact. Therefore, the affect of achieving the goals and objectives of the Plan needs to be evaluated.

The long range results of carrying out the Plan would include the following environment impacts:

1. The Riverbank Planning Area includes about 2350 acres of land proposed for urban uses. Approximately 1100 acres are presently being used for urban purposes.

The Planning Area includes 540 acres of prime agricultural land (Class I & II), 130 acres of Class III land and 1680 acres of Class IV land.

2. The 1995 population is expected to be about 9700. The primary residential area will accommodate this population with a density of about 17 per net acre. The residential reserve areas are sufficient to accommodate an additional 10,000 population.
3. Most of the lands in the primary planning area are already committed to urban use. The reserve areas are mostly in agricultural production. Class IV agricultural lands are predominate in the area proposed for urban expansion.

The 1959 planning area included 1800 acres. The planning area in this Plan has increased the area by about 550 acres. However, reserve areas have been increased from 485 acres to about 870 acres. Therefore, the primary commitment to urban uses has increased by only 165 acres. The urban reserve areas will not be required for development until after 1995.

ADVERSE EFFECTS

If the Community of Riverbank is to accommodate an anticipated population increase, it will result in the commitment of agricultural lands to urban uses. Most of these lands are Class IV. Increased population will cause an increased demand for local natural resources, including air quality, water supply, water quality and solid waste disposal.

While the Plan will not cause more population to exist than would be present without the Plan, it will allow for an increased population. The net effect can not accurately be predicted. It is probable that Riverbank would continue to grow even without a plan. However, such unplanned growth would most likely convert greater areas of agricultural land to urban use with less concern for environmental amenities. Therefore, the Plan is expected to have a beneficial environmental effect rather than an adverse effect.

MITIGATING MEASURES

The two environmental resources specific to the Riverbank Planning Area are the Stanislaus River and agricultural lands. The Plan proposes that the River be considered as an environmental resource to be conserved. The urban impact on agricultural lands has been considered. Growth areas are proposed on Class IV lands wherever possible. The Plan is itself a mitigating measure to those

adverse environmental effects which would occur without a comprehensive general plan.

ALTERNATIVES

An obvious alternative to the preparation of a revised General Plan would have been to not amend the 1959 Plan. However, such a decision would ignore changes which have occurred since 1959.

The alternate of having no plan is also unacceptable. State Law requires a General Plan and local needs demand that a Plan exist.

Two approaches to revising the Plan were considered. 1) Revise the Plan to honor all existing land use, zoning and plans, and 2) Revise the Plan to recognize existing land uses of a substantial nature, using the 1959 Plan as the basis.

The second alternative was chosen as the best for proper long range planning. It will build on the present without drastically affecting the expectations of the past. Each change proposed is based on community need and desire for change.

IRREVERSIBLE CHANGES

The adoption of a plan does not cause an irreversible environmental change. However, actions to implement the plan will have the affect of irreverisbly committing agricultural soils to urban uses.

The use of reserve areas in the Plan are intended to indicate a direction for long range urban use without premature commitment in the short range.

GROWTH-INDUCING IMPACT

The Plan will not have a growth inducing impact. Rather, it will guide the direction and quality of growth. However, it is probable that a well managed city will be appealing to newcomers. It should be noted that this Plan recognizes a new direction in growth consistent with agricultural protection, community facilities and development trends.

THE GENERAL PLAN

THE GENERAL PLAN

THE GENERAL PLAN

The General Plan contained in this document includes elements related to Land Use, Circulation, Housing, Conservation, Open Space, Seismic Safety, Noise, Scenic Highway, and Recreation. The following sections on the various elements are preambles to the General Plan, represented by goals and objectives in the form of text and illustration.

LAND USE ELEMENT

The Land Use Element is intended to designate the proposed general distribution and general location of land for various uses. The map entitled "Riverbank Area General Plan" identifies these areas. The Section on Goals and Objectives contains the policy text.

CIRCULATION

The map entitled "Riverbank Area General Plan" identifies the general location and extent of existing and proposed major streets. Non-vehicular transportation routes are identified. These include the significant bicycle and rail routes.

HOUSING ELEMENT

Phase I of the Housing Element was adopted in February 1970. The housing related goals and objectives contained therein are consistent with the Housing Element

adopted by Riverbank, which is attached as Appendix A.

Riverbank will develop the second and third phases of its Housing Element after reviewing the areawide Housing Element being developed by the Stanislaus Area Association of Governments. Efforts will be made to develop a Housing Element responsive to the community's needs and desires.

CONSERVATION

The basis for the Conservation Element is contained in the Environmental Resources Management Element (ERME) which has been prepared by the Stanislaus Area Association of Governments. Specifically, those Sections of the ERME on Water, Soils, Agriculture, Wildlife and Vegetation, and Geology and Seismic Safety contain the identification of natural resources in the Riverbank Area.

The "Riverbank Area General Plan" map and the Goals and Objectives of this General Plan reflect the contents of the ERME.

OPEN SPACE

Open space is defined as consisting of four (4) categories of land. They are 1) Open space for the preservation of natural resources, 2) open space used for the managed production of resources, 3) open space for outdoor recreation, and 4) open space for public health and safety. Of the many sub-

categories of open space which are specified in the Planning Law, several exist within the Riverbank Planning Area.

The Environmental Resources Management Element has provided the base for identifying resources and open space lands. The Stanislaus River constitutes the primary feature in the Planning Area which is considered as open space. The River and its environs is a natural resource to be preserved, it has recreational aspects and it causes potential hazards to health and safety. The agricultural lands surround Riverbank constitute another open space feature which is important to the City.

The plan for open space is contained in this General Plan.

SEISMIC SAFETY

The Geology and Seismic Safety Section of the ERME identifies and appraises the seismic hazards for all of Stanislaus County. The plan for minimizing these hazards is contained in this General Plan.

NOISE

The Noise Element which has been drafted by the Stanislaus Area Association of Governments has been used to identify noise generation potential of transportation routes within the Riverbank Planning Area. The noise control measures

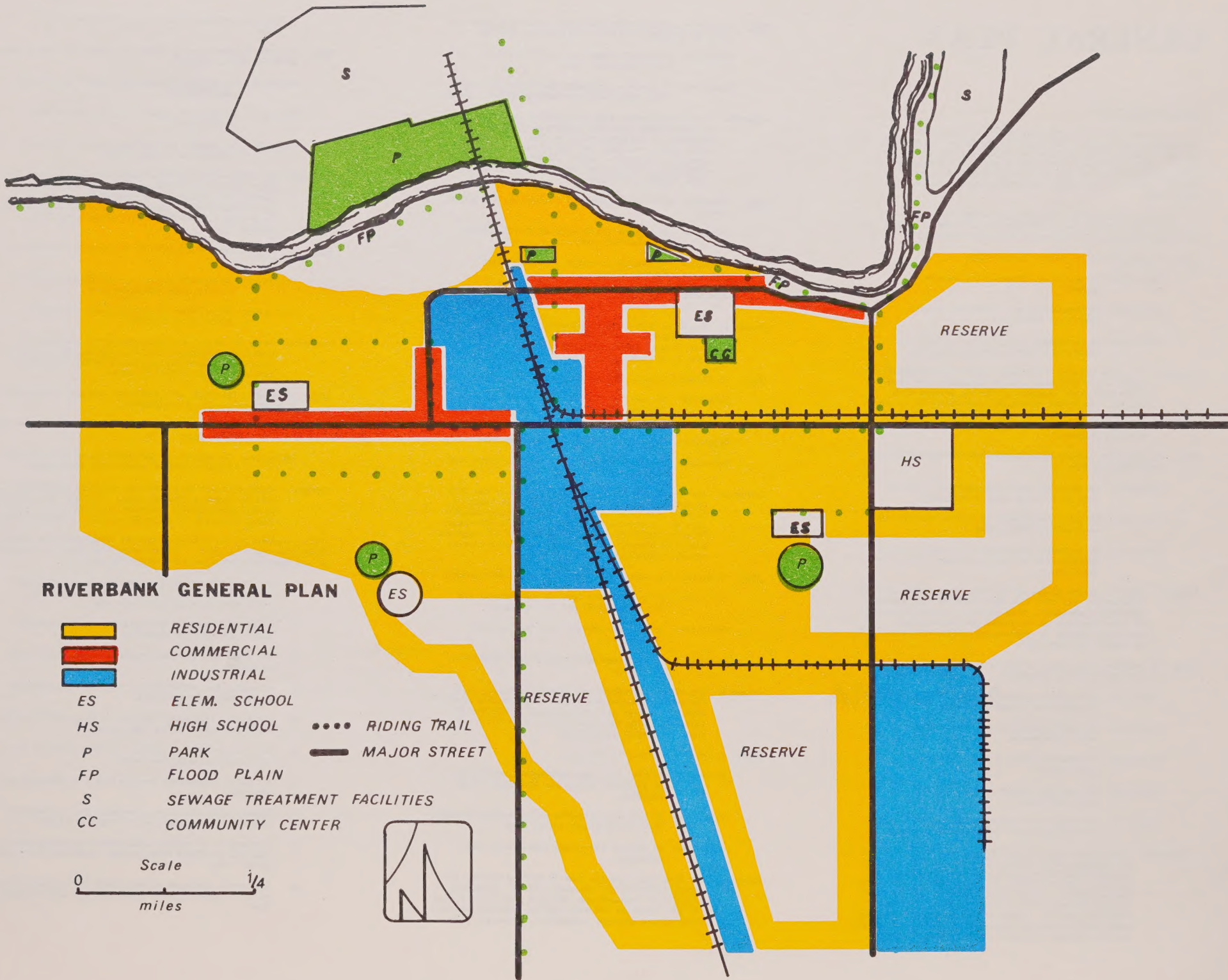
contained in the Noise Element are incorporated in this General Plan.

SCENIC HIGHWAY

This General Plan does not identify any scenic highway existing within the Riverbank General Plan Area. The County Highway Transportation Element which includes an identification of scenic highway routes, proposes no scenic route in the environs of Riverbank. Asthetic quality is addressed in general and not in terms of specific routes.

RECREATION

The Riverbank General Plan contains a Recreation Element. Existing and proposed parks and recreational facilities are identified. The Appendix contains an inventory and action plan.



GENERAL PLAN

GOALS AND OBJECTIVES

Goals and objectives are the yardsticks against which decisions are measured. They identify the desires of the City for its future. Although goals and objectives are general in nature, their achievement should be sought. The methods of achievement will depend upon individual decisions made in the future. Periodic evaluations should be made to determine goal achievement.

The prime goal of Riverbank is to IMPROVE THE QUALITY OF LIFE FOR EVERY CITIZEN WITHIN THE CITY OF RIVERBANK. To this end the following goals and objectives have been prepared:

GOAL: To maintain an up to date General Plan.

Objective: To revise the General Plan whenever needed.

Objective: To comprehensively review the General Plan every five years.

Objective: To coordinate all planning and implementation with other government agencies.

Comment: While the General Plan should receive a comprehensive review every five years, it is important that amendments take place whenever conditions warrant such changes. An annual review and evaluation can be used to identify desirable changes. Cooperation between public agencies will extend the benefits of the planning process.

GOAL: To encourage orderly urban development within the Riverbank Planning Area.

Objective: To encourage new development to be contiguous to existing urban development.

Objective: To stage development as public services can economically be provided.

Objective: To encourage development on unused lands and redevelopment of underused lands within the urban areas.

Comment: While it is the desire of the City to encourage quality development, the City does not intend to seek growth-inducing development. When the areas presently served by urban services can no longer provide adequate quantity of lands for development, additional areas will be opened for urban use.

GOAL: To provide a full range of public services and facilities for all areas of the community.

Objective: To provide an adequate water supply for domestic and industrial use.

Objective: To provide sanitary sewer service for all urban development.

Objective: To maintain the City street system in good repair.

Objective: To provide a system of park and recreation facilities.

Objective: To require new urban development to finance the capital costs related to development.

Comments: Public services and facilities should be provided to all citizens and areas of the City of equal quality. A capital improvement program should be prepared to schedule the development of public facilities. Whenever possible, capital costs should be paid by those causing the need for or those receiving the benefit from the facility. Whenever possible, public investments should serve complimentary purposes. An example is that schools and parks can serve dual purposes.

GOAL: To promote a diversified employment base which does not place heavy demands on water and sewer facilities.

Objective: To provide areas for small industrial and heavy commercial uses.

Objective: To promote commercial and industrial uses which complement the existing economic base.

Comments: It is not intended that Riverbank's economy be based on large scale industrial activity. Rather, it is desirable to attract several smaller developments which do not use large volumes of water which must be treated as industrial waste. Motels, restaurants, warehousing, trucking and agricultural service industries should be considered.

GOAL: To promote an adequate supply of housing for all income groups.

Objective: To improve the quality of housing within the planning area.

Objective: To prepare and adopt a comprehensive Housing Element.

Objective: To improve the residential environs of the community.

Comments: The above objectives for housing are only partly representative of the Housing Element for Riverbank. That Element should be referred to for a complete list of adopted goals. (See Appendix)

GOAL: To minimize hazards related to seismic activities.

Objective: To adopt the latest edition of the Uniform Building Code as they become available.

Objective: To adopt the Dangerous Building Code.

Objective: Actively enforce all housing, building and fire codes.

Comments: The Geology and Seismic Safety Section of the ERME identifies the Stanislaus County Area as being in Seismic Risk Zone 3. All new construction should meet the structural requirements of this Risk Zone. Existing buildings which are identified as dangerous should be abated. Public buildings should receive priority attention.

GOAL: To protect the Stanislaus River from urban encroachment.

Objective: To conserve the natural resources of the Stanislaus River and its environs.

Objective: To minimize hazards from flooding and landslides.

Objective: To encourage recreational uses related to the River.

Comments: The City of Riverbank has already developed Jacob Meyers Park, across the River in San Joaquin County. This park serves as a regional park. Further development along the River should be by the County, State or Federal governments.

GOAL: To develop a community identity.

Objective: To have all urban development conditional on inclusion within the Riverbank School District.

Objective: To seek the inclusion of the entire community with the Riverbank postal area.

Objective: To improve the visual qualities of the Community.

Comments: The Riverbank Planning Area is divided between two school districts and two post offices. Community identity is weakened when children leave the community for education and when mailing addresses direct attention to adjacent communities. Identity also

involves community spirit and a positive visual image.

GOAL: To maintain the existing central business district as the focus of retail activity.

Objective: To provide for multiple family development near downtown.

Objective: To minimize retail activity outside the central area.

Objective: To improve the physical attractiveness of downtown as a retail area.

Comments: The desire to maintain a viable central business district does not preclude commercial development elsewhere. Many commercial activities do not belong in the central business area. However, the City desires to avoid any development which would weaken the central area.

GOAL: To minimize the adverse effects of noise on human activities.

Objective: To consider noise as a potential hazard to certain noise sensitive uses.

Objective: To minimize the establishment of noise producing activities.

Comments: Noise is often a nuisance and can be a threat to health and safety. Sensitive uses can be separated from noise producers, and construction techniques can minimize the effect of noise.

GOAL: To develop Riverbank as a community oriented to providing a quality residential environment.

Objective: To provide public improvements which serve the residence.

Objective: To improve the availability of private funding for private residential development.

Comment: Riverbank needs to correct the negative impression held by financial institutions. The City will have to do more than provide community improvements, it must change the minds of those who control development funds.

The development of this General Plan has identified some specific objectives and principles. The following list should be expanded as new ones are identified and accepted by the City:

1. The Riverbank School District should be encouraged to locate an alternative school site within the urban area to replace the Mesa site.
2. A program should be developed for construction of curbs, gutters, and sidewalks.
3. New sewer lift stations should be constructed, only as needed.
4. A program for development of bicycle and pedestrian routes should be developed.
5. Commercial development should not be permitted within one-quarter mile of the high school.
6. The zoning ordinance should include a district for heavy service commercial uses.
7. A capital improvement program should be prepared and adopted.
8. Reserve areas should be considered for development only when other areas are no longer available.
9. Development in reserve areas should be contiguous to existing developed areas so that vacant lands are not passed over.
10. Industrial vehicular access should not be allowed on Terminal Avenue between Arizona Avenue and Patterson Road.

APPENDIX

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APPENDIX

APPENDIX A

RIVERBANK'S PHASE I HOUSING GOALS

1. Adequate housing for all ethnic and income groups throughout Stanislaus County.
2. Assist the Stanislaus County Housing Authority in obtaining a greater eligibility for the various housing programs related to the needs of the least able to secure adequate housing.
3. Examine, amend, and coordinate, if necessary, the housing and construction codes to assist innovations in construction of new housing stock.
4. Insure that existing health codes are enforced and coordinated between all government levels.
5. Coordinate city and county enforcement programs so substandard dwelling units will be removed or rehabilitated.
6. Promote clean-up and paint-up programs for specific neighborhoods throughout the county.
7. Investigate and establish a uniform occupancy permit procedure for the entire county.
8. Insure that adequate open space is provided throughout all housing developments.
9. Insure that all housing is served by adequate community facilities, including schools, parks, libraries, public transportation, medical facilities, fire protection, etc.
10. Insure all dwelling units as being structurally sound and provided with adequate sanitary facilities.
11. Provide a choice of housing types throughout the county for all elements of the population, including single family, apartments, and group housing.
12. Insure that street improvements, curbs, and sidewalks, are provided where necessary for drainage and safety.
13. Eliminate the incidents of periodic flooding in areas of historic inundation and prevent further urbanization in areas with a known flood record.
14. Maintain the natural aspect of the rivers to enhance the living environment of the county.
15. Maintain a continuing program of exploring all government programs related to housing.
16. Establish an information center where prospective homeowners and renters can

obtain counseling relative to housing programs and financing.

17. Provide opportunities for citizens to devote their own labors as a part of the cost of housing.
18. Explore new planning and zoning techniques which may contribute to a reduced housing cost without serious damage to the high standards established after many years of sub-standard construction due to low or no official standards.
19. Establish a public information center where the builders, prospective buyers, and others may obtain data relative to housing availability.
20. Insure uniform enforcement and coordination of the existing city and county ordinances relative to dumping, outdoor storage of junk, and sanitation.
21. Encourage landscaping as a part of any new housing development in order that Stanislaus County, all of its cities, towns and urban developments will maintain their reputation as desirable living places.
22. Encourage the continued expansion and development of domestic water, street lighting, storm drainage, and sanitary sewer systems throughout all urban developments.

APPENDIX B

RIVERBANK - BASIC DATA

<u>POPULATION</u>	Incorporated Area	Urban Area
1950	2,662	
1960	2,786	
1970	3,949	5,990
1980 (projected)		7,330
1995 (projected)		9,700

EXPENDITURES FOR PARKS & RECREATION

1966-67	\$17,492	
1967-68	26,708	
1968-69	21,636	
1969-70	54,445	(Includes \$29,500 State
1970-71	22,904	Park Grant)
1971-72	30,577	
1972-73	32,476	
1973-74	45,360	(Budgeted)

EXISTING CITY PARKS

Jacob Meyers Park - A 55 acre regional community park with about two-thirds mile of river frontage. It is developed with a full range of play, picnic and leisure facilities. Adjacent private archery range.

Community Center Park - A 3 acre neighborhood park adjacent to the Cardoza Elementary School. It has play, picnic and leisure areas.

Hutcheson Park - A one-half acre play area.

California Avenue Park - A one-third acre play area.

Jackson Park - A one-quarter acre play area.

Ester Staley Park - A one-sixth acre park.

Pioneer Park - A two-thirds acre park with limited play, picnic and leisure facilities.

TOTAL

Regional-Community Parks-54.6 acres.

Neighborhood Parks & Play Areas-6 acres.

SCHOOL PLAYGROUNDS

Facility	Acres
1. Riverbank High School	30+
2. Cardoza School	10+
3. Rio Altura School	4+
4. California Avenue School	3+

PARK SYSTEM EVALUATION

The City is divided into four quadrants by the Santa Fe Railroad and Patterson Road (State Route 108). The bulk of new development is taking place in the southwest quadrant where acquisition and development of new parks should begin as soon as possible.

NEIGHBORHOOD PARKS

The only section of the City of Riverbank with park facilities is the northeast quadrant. Parks should be developed in all the other three areas. Two of the three areas have school playgrounds available. The area with the most growth potential lacks even a playground. Therefore, the southwest area should receive first consideration even though all three areas are given equal priority.

COMMUNITY AND REGIONAL PARKS

Riverbank owns and operates Jacob Meyers Park, a developed community park which serves the region with excellent facilities. Jacob Meyers Park is listed by San Joaquin County Council of Governments as a regional park since it is located in their jurisdiction. Riverbank is within driving distance to Woodward Reservoir and the County operated park there.

20 YEAR PARK, RECREATION, AND OPEN SPACE PLAN

Regional Park - For the purposes of this Plan, the Jacob Meyers Park is considered a regional park and not a community park. The main reason for this categorization is that the park is across the Stanislaus River and, therefore, not as accessible as a community park should be.

Neighborhood Parks - Following is a description of new neighborhood parks Riverbank needs in order to adequately serve its present population and also the expected 1995 population of 9,700.

A new neighborhood park is needed to serve northwestern Riverbank. The park should be located adjacent to Rio Altura Elementary School. (12)

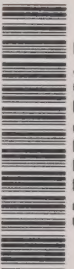
A new neighborhood park is needed to serve southeastern Riverbank. The park should be located adjacent to California Avenue Elementary School. (13) Unused right-of-way on either side of Dakota Avenue should be converted to a strip play area. (15)

A new neighborhood park is needed to serve southwestern Riverbank. (14)

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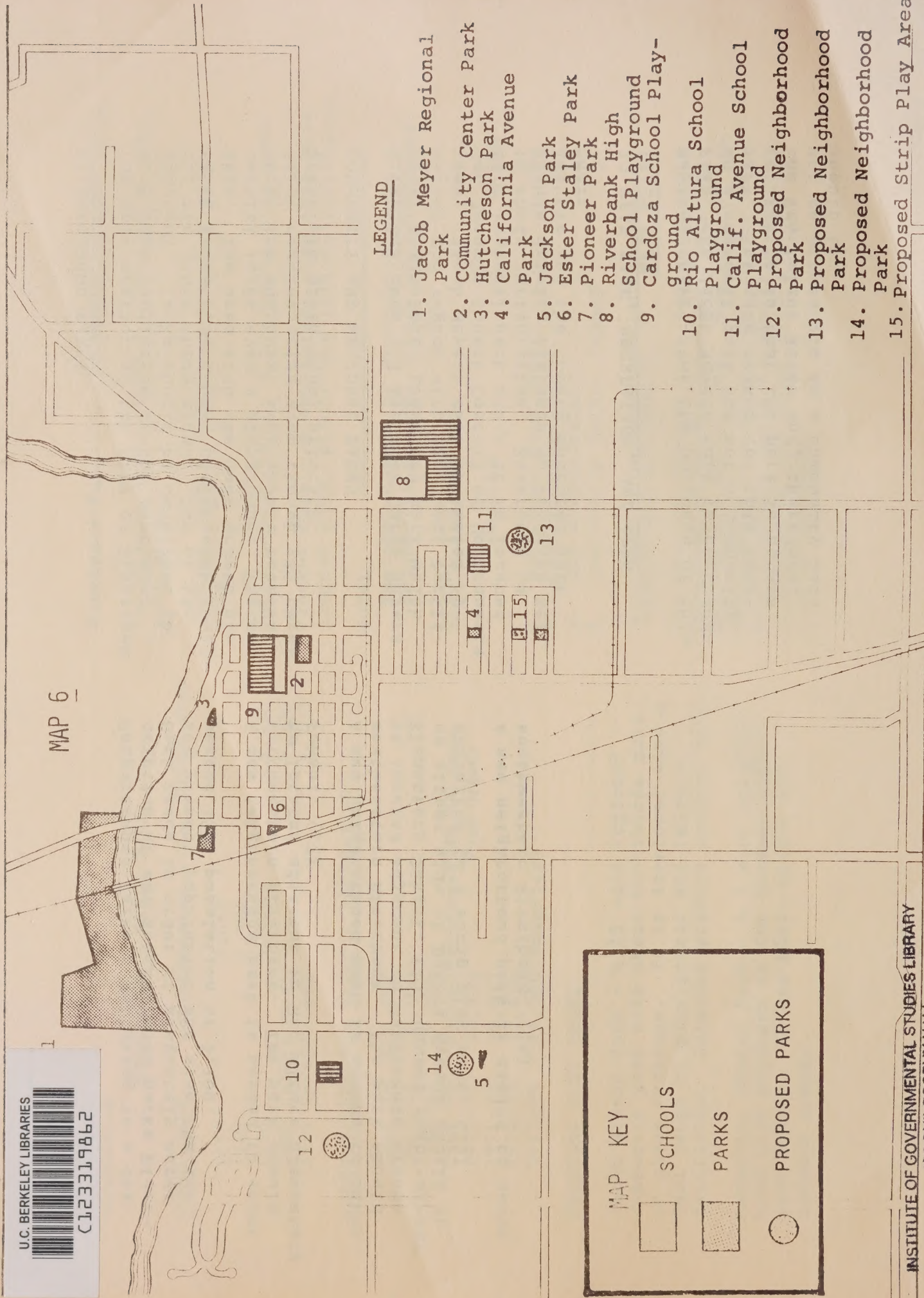
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MAP 6



LEGEND

1. Jacob Meyer Regional Park
2. Community Center Park
3. Hutcheson Park
4. California Avenue Park
5. Jackson Park
6. Ester Staley Park
7. Pioneer Park
8. Riverbank High School Playground
9. Cardoza School Playground
10. Rio Altura School Playground
11. Calif. Avenue School Playground
12. Proposed Neighborhood Park
13. Proposed Neighborhood Park
14. Proposed Neighborhood Park
15. Proposed Strip Play Area

MAP KEY

- SCHOOLS
- PARKS
- PROPOSED PARKS

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